

IDAHO REAL ESTATE APPRAISER BOARD
Division of Occupational and Professional Licenses
P.O. Box 83720
Boise, ID 83720-0063

Board Meeting Minutes of 4/19/2021

BOARD MEMBERS PRESENT: Eric J Brinton - Chair
Paul J Morgan
Jody Graham
Brent Lee Stanger
B Jane McClaran

DIVISION STAFF: MiChell Bird, Section Chief
Julie Eavenson, Licensing Group Manager
Lori Peel, Investigative Unit Manager
Nicholas Crema, General Counsel
Cesley Metcalfe, Team Lead

OTHERS PRESENT: Brian Reynolds, CGA

The meeting was called to order at 8:30 AM MDT by Eric J Brinton.

INTRODUCTIONS

Ms. Eavenson introduced the Board to the team concept and to the member of the team who will be serving the Board. She will be following up with an email to the Board that includes the names and contact information for the team.

APPROVAL OF MINUTES

Ms. McClaran made a motion to approve the minutes of 12/14/2020 and 2/8/2021. It was seconded by Mr. Morgan. Motion carried.

COMPLAINT MEMORANDUM

Ms. Peel gave the investigative report, which is linked above.

FOR BOARD DETERMINATION

Mr. Morgan made a motion to approve the Division's recommendation and authorize closure in case numbers I-REA-2021-17; I-REA-2021-19; I-REA-2021-20; I-REA-2021-22; I-REA-2021-23; I-REA-2021-24 and I-REA-2021-25; I-REA-2021-28; and I-REA-2021-29. Mr. Brinton was recused from voting on I-REA-2021-17, I-REA-2021-

19, I-REA-2021-20 and I-REA-2021-28. Mr. Stanger was recused from voting on I-REA-2021-24 and I-REA-2021-25. It was seconded by Ms. McClaran. Motion carried.

Mr. Stanger made a motion to terminate the probation in case number REA-2020-2 for Adam Fullmer. It was seconded by Mr. Morgan. Motion carried.

LAWS AND RULES

Ms. Eavenson presented a legislative update, stating that all three pieces of legislation relating to the Division were on their way to the Governor for his signature. She also stated that it was unlikely the Legislature would pass an omnibus bill to authorize the rules for the coming year, so the Board's rules will be temporary again upon adjournment.

DIVISION BUSINESS

Ms. Eavenson updated the Board on the move to Building 4 and stated the Board would continue to meet virtually. The Board will be kept informed if anything changes.

The Board reviewed the To Do List and no action was taken.

NEXT MEETING was confirmed for June 21, 2021 at 8:30 AM MDT. It was determined the Board would set future meetings at its next meeting.

FINANCIAL REPORT

Ms. Eavenson gave the financial report, which indicated that the Board had a cash balance of \$942,159.38 as of 3/31/2021. Ms. Eavenson reminded the Board about the current reduction in fees it had in place to reduce the Board's balance to the recommended year to a year-and-a-half of its budget. She recommended putting the issue of continuing the reduction for the next fiscal year on the agenda for the Board's June meeting. The Board agreed, and Ms. McClaran requested that information about the operating portion of the budget be included in that discussion. She noted the number in that category appeared to be significantly under budget.

BOARD BUSINESS

The Board reviewed the email from the Association of Appraiser Regulatory Officials about its 2021 Spring Virtual Conference. Chairman Brinton, Ms. Graham and staff will coordinate attendance to get the most value from the conference.

CORRESPONDENCE

The Board reviewed correspondence from Steph Higdem, Higdem Appraisal regarding the USPAP 2020-2021 course being extended to 12/31/2022. The Board directed the Division to respond that Idaho's rules require a 7-hour update is required

every two years and that licensees should use the date of their last course to determine when they would need to take it again. Mr. Stanger added that a new 2022-2023 7-Hour USPAP Update course with new content will be available to appraisers.

The Board reviewed correspondence from Raniel Diaz, Professional Realty Services Idaho regarding concerns over interactions with real estate appraisers. The Board directed the Division to respond that the Board is only responsible for the actions of the appraisers as they relate to USPAP compliance and the Board's laws and rules.

The Board reviewed correspondence from Bela Kovacs, Kootenai County assessor regarding an apprenticeship program. The Board directed the Division to respond with information about the Board's role with regard to general appraisal, and that she may want to contact the Idaho State Tax Commission.

The Board reviewed correspondence from The Appraisal Foundation regarding Practical Applications of Real Estate Appraisal (PAREA). No action was taken.

EXECUTIVE SESSION

Mr. Stanger made a motion that the Board go into executive session under Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law, Idaho Code § 74-106(9). The purpose of the executive session was to consider documents relating to the fitness of an applicant to be granted a license or registration. It was seconded by Mr. Morgan. The vote was: Mr. Brinton, aye; Mr. Morgan, aye; Ms. Graham, aye; Mr. Stanger, aye; and Ms. McClaran, aye. Motion carried.

Mr. Morgan made a motion to come out of executive session. It was seconded by Ms. McClaran. Motion carried.

APPLICATIONS

Mr. Morgan made a motion to table the following application pending submission of an additional sample with consistent adjustments and market support for those adjustments:

REAA-5433

It was seconded by Ms. McClaran. Motion carried.

Mr. Morgan made a motion to approve the following for examination:

901144669
901174132

It was seconded by Mr. Stanger. Motion carried.

Mr. Stanger made a motion to approve the following application pending correspondence from the applicant and the applicant's supervisor affirming that the signatures on page 70 of the appraisal log are applicable to pages 1-69, and that all of the appraisals on those pages were supervised by the applicant's supervisor:

REAA-5420

It was seconded by Mr. Morgan. Motion carried.

Mr. Stanger made a motion to approve the following application by reciprocity:

REAA-5477

It was seconded by Mr. Morgan. Motion carried.

Mr. Stanger made a motion to approve the following application pending the applicant submitting correspondence between the applicant and the applicant's client that the date of valuation is clearly after the date that the temporary permit is approved:

REAA-5474

It was seconded by Mr. Morgan. Motion carried.

CE COURSES

Ms. McClaran moved approval of the following Continuing Education Courses:

Ag Economic Update – CoBank FCB
Appraising Specialty Crops – CoBank FCB
Practical Application of the Equivalency Ratio – ASFMRA
Valuation of Lifestyle and Trophy Properties – ASFMRA
Alternative Investments Seminar: Agriculture as an Asset – ASFMRA
Sales Comparison Approach Seminar – ASFMRA

It was seconded by Mr. Stanger. Motion carried.

ADJOURNMENT

Mr. Stanger made a motion to adjourn the meeting at 9:56 a.m. MDT. It was seconded by Mr. Morgan. Motion carried.

